

Authority: Ontario Municipal Board Order issued September 4, 2015 in Board File No. PL141260

CITY OF TORONTO

BY-LAW No. 1110-2015(OMB)

To adopt Amendment No. 319 to the Official Plan for the City of Toronto respecting the lands known municipally as 280 Manse Road.

Whereas the Ontario Municipal Board pursuant to its Order No. PL141260 dated September 4, 2015, deems it advisable to amend the City of Toronto Official Plan, with respect to the lands known municipality as 280 Manse Road;

The Official Plan of the City of Toronto is further amended by the Ontario Municipal Board as follows:

1. Amendment No. 319 to the Official Plan for the City of Toronto, consisting of the attached text and schedule, is adopted.

PURSUANT TO DECISION/ORDER OF THE ONTARIO MUNICIPAL BOARD ISSUED ON SEPTEMBER 4, 2015 IN BOARD FILE NO. PL141260.

AMENDMENT NO. 319**LANDS MUNICIPALLY KNOWN IN THE YEAR 2015 AS 280 MANSE ROAD**

The following Text and Map, constitutes Amendment No. 319 to the City of Toronto Official Plan. The sections headed "Purpose and Location" and "Basis" is explanatory and shall not constitute part of this amendment.

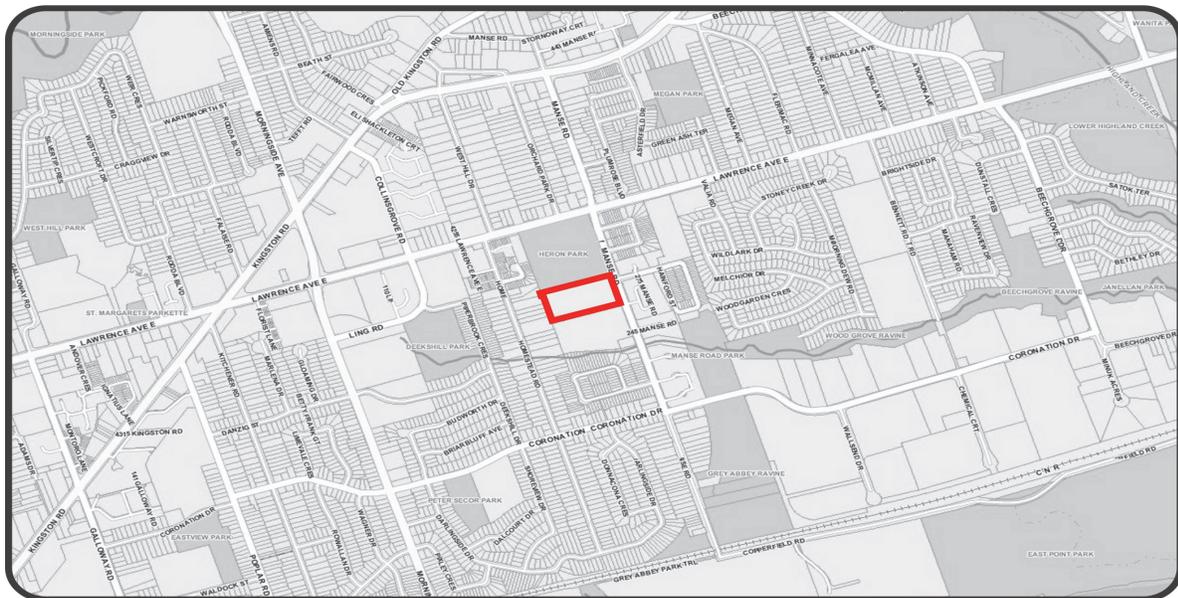
PURPOSE AND LOCATION

This is an application to amend the Official Plan for the City of Toronto with respect to lands known municipally as 280 Manse Road, in the City of Toronto ("subject lands").

The subject lands are designated *Neighbourhoods*, pursuant to the Official Plan. A Site and Area Specific Policy is required to permit the street front townhouses and back-to-back townhouses in combination and at a density not found within the area. The proposed amendment allows the townhouse dwelling and back-to-back townhouse dwelling types up to a maximum gross density of 62 units per hectare to a maximum of 130 dwelling units.

The proposed amendment represents a desirable form of infill on an underutilized property that makes efficient use of existing infrastructure, contributes to the mix of housing types within the West Hill neighbourhood, and respects the existing context within the neighbourhood with regard to building orientation, height, massing, and scale.

The following Key Map identifies the property subject to this amendment.

KEY MAP

 Subject Site

BASIS

The proposed amendment is consistent with the Provincial Growth Plan, the 2014 Provincial Policy Statement, and the City of Toronto Official Plan, and allows for the implementation of many of the policies of the City's Official Plan.

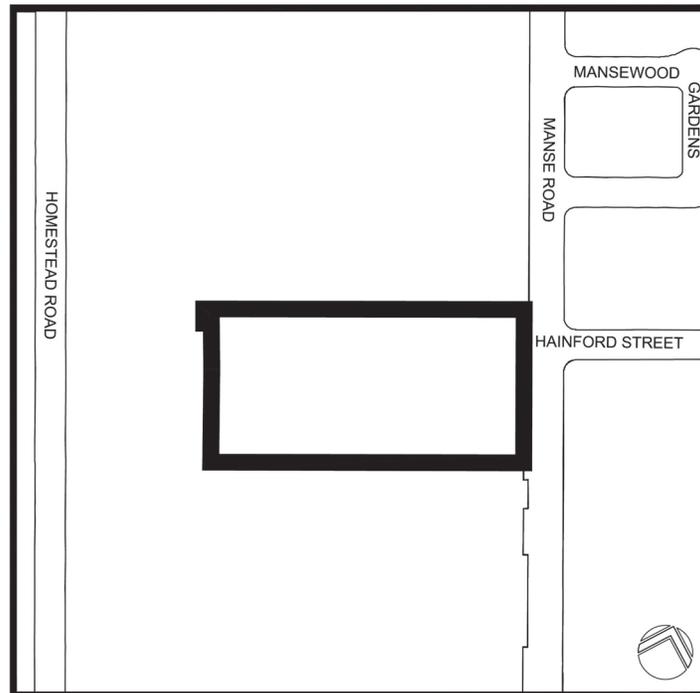
AMENDMENT NO. 319**LANDS MUNICIPALLY KNOWN IN THE YEAR 2015 AS 280 MANSE ROAD**

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 496 for the lands known municipally in 2015 as 280 Manse Road as follows:

496. 280 Manse Road

- (a) Residential blocks containing townhouse dwellings and back-to-back townhouse dwellings are permitted with a combined maximum gross density of 62 units per hectare to a maximum of 130 dwellings units.



Chapter 7, Map 34, Site and Area Specific Policies, is revised to add the lands known municipally in 2015 as 280 Manse Road shown on the map above as Site and Area Specific Policy No. 496.